

Jardine Phillips

Solicitors • Estate Agents

MERCHISTON

**72 MERCHISTON AVENUE
EH10 4PA**



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EPC RATING: C

FIXED PRICE £400,000

PROPERTY DESCRIPTION

- Shared entrance door & staircase to the first floor
- Spacious & bright open plan kitchen/living/dining room with wide range of white fitted units and appliances, space for dining & entertaining and a cosy living area with bespoke fitted storage
- Double bedroom with fitted wardrobes
- Modern shower room with shower cubicle, sink, wc & heated towel rail
- Spiral staircase to the attic floor with open study area
- Principal double bedroom with fitted wardrobes
- Wonderful contemporary shower room with wet shower area, vanity sink unit, wall hung wc & heated towel rail, with a mixture of terrazzo, grey tile & wooden wall finishes
- Gas central heating from combi boiler located in kitchen cupboard
- UPVC double-glazed casement windows, velux-style roof lights and lantern roof lights
- Resident permit & metered parking in the street



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





STYLISH TWO BED TWO BATH DOUBLE UPPER IN PRESTIGIOUS LOCATION, IN CATCHMENT FOR EXCELLENT SCHOOLS

Located in the very popular area of Merchiston is this stunning, unique apartment in a traditional building. The exceptionally well-presented accommodation comprises a spacious first floor open plan kitchen/living/dining room with great range of fitted units & appliances, a bespoke fitted storage unit and lots of space for relaxing & entertaining. There is also a double bedroom with fitted wardrobes and a shower room at this level. Up the spiral staircase is a study area, the principal double bedroom with fitted wardrobes and an amazing contemporary shower room. The property is a short walk from all the amenities of Polwarth, Bruntsfield, Morningside & Fountainpark, with their wide array of retail & leisure facilities. It would make an ideal home for first time buyers, professionals or a young family, being in the catchment for the well-renowned Bruntsfield Primary & Boroughmuir High School.

AREA

Merchiston is a very prestigious area in the south of the city, close to Polwarth and walking distance to Morningside & Bruntsfield which all offer a wide range of supermarkets (inc. Tesco, Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned, the property is in the catchment for Bruntsfield & St Peter's RC Primary Schools and Boroughmuir High School, and walking distance to George Watson's. There are superb amenities within a short walk, including a library, popular independent Dominion Cinema, Fountainpark Leisure Complex & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The property is also well placed for lots of walks and open spaces including Harrison Park, the Union Canal, Bruntsfield Links & the Meadows. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, dishwasher, integrated fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£XXXX



Kitchen/living/dining room

25'9 x 13'2 (7.85 x 4.01m)

Bedroom 1

12' x 10' (3.66 x 3.05m)

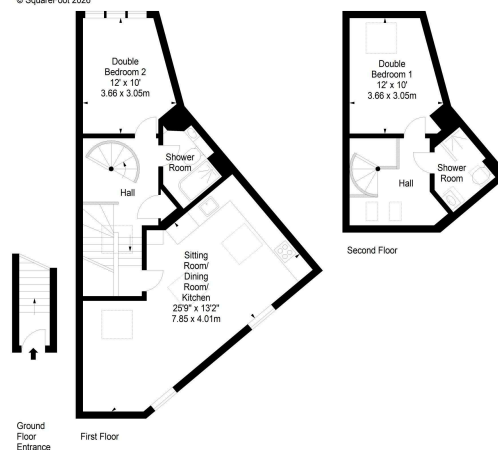
Bedroom 2

12' x 10' (3.66 x 3.05m)

Merchiston Avenue,
Edinburgh,
Midlothian, EH10 4PA



Approx. Gross Internal Area
870 Sq Ft - 80.82 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

